

TRANSFER
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WARRANTY DEED

020527

GREEN ACRES, INC., of 11 Oak Knoll Drive, Waterville, County of Kennebec and State of Maine for consideration paid, grants to JOAN WHEELER and STEPHANIE CARRILLO, of 2480 S. Congress Avenue, P.M.B., 204 West Palm Beach, Florida 33406 with WARRANTY COVENANTS, as joint tenants, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at a steel pin in the northerly line of Barnet Avenue at the southwest corner of land now or formerly of Albert L. Pratt; thence N 78° 04' W along the northerly line of said Barnet Avenue a distance of 125 feet to a steel pin, in the southeast corner of Lot 10 as shown on plan of "Barnet Avenue Addition for Lester T. Jolovitz" hereinafter referred to; thence N 11° 56' E a distance of 131.3 feet along the easterly line of Lot 10 to a steel pin; thence S 78° 04' E a distance of 125 feet to a steel pin in the northwest corner of land of said Pratt; thence S 11° 56' W a distance of 131.3 feet to the point of beginning.

This conveyance is made subject to a fifteen (15) foot wide easement to the Waterville Sewerage District which is located along the easterly bound of the above-described premises. Reference is made to Easements granted to Waterville Sewerage District dated May 21, 1990 and recorded in Kennebec Registry of Deeds Book 3734, Page 245.

Meaning and intending to convey Lot #8 on plan of "Barnet Avenue Addition for Lester T. Jolovitz" dated May 15, 1989 and recorded in Kennebec Registry of Deeds File #D89173.

Being part of the premises conveyed to Green Acres, Inc. from Lester T. Jolovitz on July 13, 1993 and recorded in Kennebec Registry of Deeds in Book 4444, Page 204.

This conveyance is subject, however, to the following restrictions which will be binding upon the said grantee and all persons claiming or holding under said grantee:

1. That said land shall be used only for residential purposes and not more than one residence and the outbuildings thereof, such as a garage, shall be allowed to occupy said land or any part thereof at any time, nor shall any building at any time situate on said land be used for business or manufacturing purposes; that no outbuildings shall be occupied as a residence prior to the construction of the main building.

2. That no house for more than one family and costing less than One Hundred Thousand Dollars (\$100,000.00) shall be built on said land, and no building, including garages, shall be erected or placed on any part of said land within thirty (30) feet of said Barnet Avenue and within ten (10) feet from any boundary line.

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3. That no placards or advertising signs, other than such as relate to the sale or leasing of said lots, shall be erected or maintained on said lots or any building thereon.
4. That no fences or construction of any kind, other than a dwelling shall at any time be erected in any position to interfere with the view from residences on adjoining lots.
5. That no cows, horses, goats, swine, hens or dog kennels shall at any time be kept or maintained on said lots or in any buildings thereon.
6. That if the owner of two or more contiguous lots purchased from the within grantor desires to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing covenants or restrictions shall be construed as applying to a single lot.
7. The grantor herein does not hold himself responsible for enforcement of the aforementioned restrictions.

WITNESS my hand and seal this 7th day of June, 2002.

Ruth E. Lemieux
WITNESS

GREEN ACRES, INC.

By: Lester T. Jolovitz
LESTER T. JOLOVITZ

STATE OF MAINE
Kennebec, ss.

June 7, 2002

Then personally appeared the above-named LESTER T. JOLOVITZ, President of Green Acres, Inc. and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of Green Acres, Inc.

Before me,

Ruth E. Lemieux
Notary Public



RECEIVED KENNEBEC SS.

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ATTEST: Ruth E. Lemieux
REGISTER OF DEEDS

RUTH E. LEMIEUX
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES AUGUST 13, 2006